



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
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Marsha S. McLaughlin, Director

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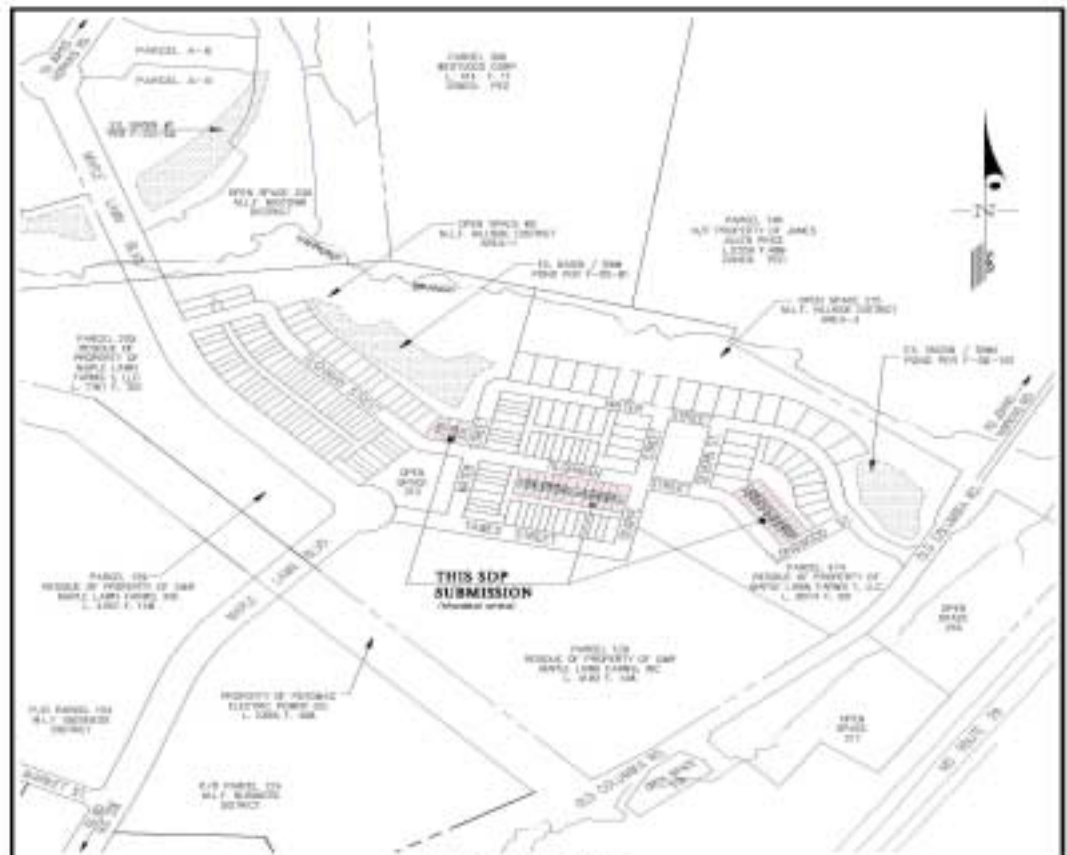
TECHNICAL STAFF REPORT
MAPLE LAWN FARMS
Planning Board Meeting of January 3, 2008

File No./Petitioner: SDP-08-11, Miller and Smith at Maple Lawn, LLC

Project Name: Maple Lawn Farms, Hillside District, Area 3, Lots 155 - 167, 198 - 207 and 229 - 231

Request: The request is for approval of a site development plan (SDP) for the construction of 26 single family attached (SFA) dwellings and other related site improvements in accordance with Section 127.F.1 of the Howard County Zoning Regulations. The site area for this SDP is approximately 1.85 acres of the 605.3 acre total tract area for Maple Lawn Farms and is zoned "MXD-3" (Mixed Use Development).

Location: The single family attached dwellings will be located along Tilghman Street, approximately 400 feet west of Old Columbia Road, identified as Parcel Nos. 129 and 474 on Tax Map 41, Grid No. 22 in the Fifth Election District of Howard County, Maryland.



VICINITY MAP

Vicinal Properties:

This site is located in the Hillside District of the Maple Lawn Farms project and is surrounded by the following:

North Side - To the north are Open Space Lots 60 and 215 containing the Hammond Branch environmental area. Also along the north side are other proposed SFA and SFD dwelling units located along Water Street in the Hillside District of the same development being developed under SDP-07-126, SDP-07-136 and SDP-08-12.

East Side - Located to the east is Old Columbia Road and U.S. Route 29.

South Side - Located to the south is the remaining undeveloped area of the Hillside District. Further south is the PEPCO right-of-way and the Business District of the same development.

West Side - To the west is Maple Lawn Boulevard, the PEPCO right-of-way, and proposed SFA dwellings being constructed under approved SDP-06-151 and SDP-06-155.

Site History:

- **ZB Case No. 995M** for the establishment of the Maple Lawn Farms MXD Preliminary Development Plan and Development Criteria approved December 29, 2000 and the PDP documents were signed by the Zoning Board on February 8, 2001.
- **PB Case No. 353**, Comprehensive Sketch Plan and Development Criteria approved by the Planning Board on July 11, 2001.
- **S-01-17**, Sketch Plan for the entire Maple Lawn Farms MXD project received signature approval on August 1, 2001.
- **ZB Case No. 1039M** to establish the MXD District for the former Wessel and Oliver Properties and to amend the previously approved PDP for Maple Lawn Farms was approved on March 20, 2006.
- **PB Case No. 378**, Amended Comprehensive Sketch Plan and Development Criteria approved by the Planning Board on January 25, 2007.
- **S-06-16**, Amended Sketch Plan for the entire 605.3 acre Maple Lawn Farms MXD project received signature approval on February 20, 2007.
- **P-06-05**, Preliminary Plan to establish the Hillside District, Area 3, received signature approval on February 17, 2006.
- **F-06-161**, Final Plan to establish the Hillside District, Area 3, Lots 104 thru 207, and Open Space Lots 214 - 216 was recorded on January 5, 2007.
- **F-08-15**, Final Plan to establish Lots 228 thru 231 for the Hillside District was recorded on September 7, 2007.

Site Analysis:

Site Improvements - This SDP proposes the construction of 26 SFA residential dwelling units and other related site improvements. This SDP is designed in accordance with the "Traditional Neighborhood Design" (TND) concept with the townhouses fronting closely to the public streets to define an urban streetscape to promote pedestrian traffic within the community and having their attached or detached garages located in the rear of the lots served by a 16' wide paved private use-in-common alley. Each of the SFA units will accommodate their required two off-street parking spaces within their garages. A total of 52 off-street parking spaces are required for these units (26 units x 2 spaces each) with 52 parking spaces provided within two car garages and 6 driveway spaces for a total

of 58 off-street spaces with additional unstriped on-street parking spaces provided for overflow and visitor parking within the public roads abutting the lots. The maximum mean height requirement for SFA residential dwelling units per the Maple Lawn Farms Development Criteria is 50 feet high. The proposed SFA units will have a mean height of 45 feet high.

Storm Water Management (SWM) - Storm water management for this project is provided in SWM facilities constructed under Final Plans, F-05-81 and F-06-161.

Environmental Considerations - There are no 100 year flood plain, wetlands, streams or buffers located within the subject residential lots.

Landscaping - The Landscape Plan for this project complies with the alternative compliance provision of the Howard County Landscape Manual and the Maple Lawn Farms Landscape Design Criteria.

Forest Conservation - This project previously addressed the forest conservation requirements of Section 16.1200 of the Howard County Code under the processing of Final Plans, F-05-81 and F-06-161.

Adequate Public Facilities - This project passed the tests for road adequacy and open schools under the CSP, S-01-17 and Amended CSP, S-06-16.

Planning Board Criteria:

This SDP is in compliance with the five criteria requirements of Section 127.F.2 of the Howard County Zoning Regulations for Planning Board approval of a site development plan as follows:

1. **Is consistent with the approved Preliminary Development Plan (PDP), Comprehensive Sketch Plan (CSP) and Development Criteria.**

The site design for the proposed SFA residential dwellings and associated site improvements are consistent with the approved PDP, CSP and Development Criteria requirements approved for this project. This SDP is also consistent with the purpose and design concept for a "Traditional Neighborhood Design" (TND) development.

2. **Satisfies the applicable requirements of Section 127.E.3 (Decision by the Planning Board for the CSP and Development Criteria).**

This SDP satisfies the requirements of Section 127.E.3 of the Zoning Regulations which describes the Planning Board's approval decision of the CSP and the Development Criteria. The Planning Board approved the amended CSP and Development Criteria under PB Case No. 378 by a Decision and Order dated January 25, 2007.

3. **Makes effective use of landscaping to provide buffers where needed and to enhance the site design.**

The home builder proposes to install enhanced landscaping for each of the SFA lots at or above what is mandated by the approved PDP, CSP, the Howard County Landscape Manual and the MLF Landscape Design Criteria. The MLF Landscape Design Criteria requires the planting of 1 shrub per 4 linear feet of lot width in the front yard and no landscaping in the side or rear yards, unless the lot is a corner lot facing a public street

where 1 shrub per 4 linear feet of side building length is required. Therefore, together with the required streetscape planting along the public streets, the site design for the SFA lots will be enhanced with the planting of a variety of shrubs, low garden walls, picket fences and privacy fences to create an attractive urban streetscape.

4. Provides squares, plazas or other useable landscaped areas within apartment developments, office developments or focal points.

This SDP in conjunction with Final Plan, F-06-161 will provide the landscaping, garden walls and fences, and other site amenities including street lighting, street trees and pedestrian sidewalks as part of the development of these townhouse units. The main focal point and other useable landscaped areas will be provided in accordance with the approved PDP, CSP and other future site development plans for this project.

5. Implements the pedestrian circulation system for the MXD Use Development.

This SDP in conjunction with approved Final Plan, F-06-161 and other approved or future SDP's will provide the pedestrian circulation system including sidewalks, pathways and crosswalks for the Hillside District of Maple Lawn Farms. Sidewalks will be provided on both sides of all public streets adjacent to the proposed townhouse units in accordance with approved Final Plan, F-06-161 and this SDP.

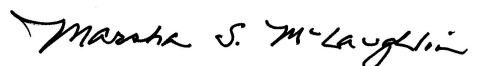
SRC Action:

On November 20, 2007, the Subdivision Review Committee (SRC) determined this SDP may be approved, subject to compliance with the SRC comments. The SRC comments primarily addressed the need to make minor drafting revisions to the SDP prior to signature approval by DPZ.

Please note that this file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation:

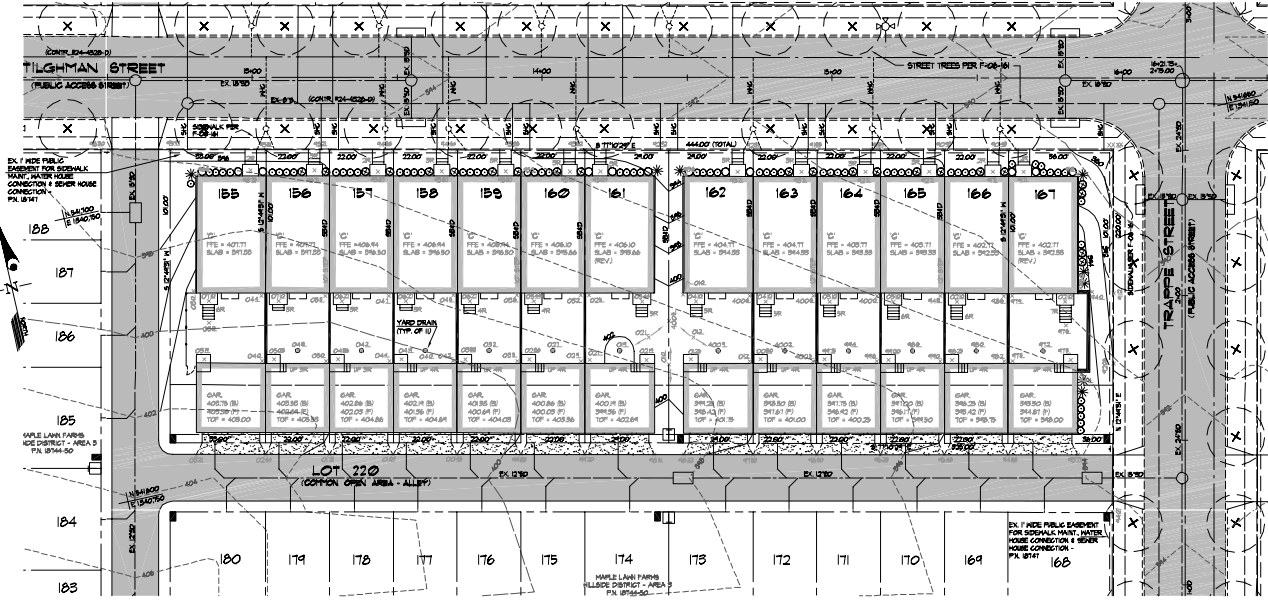
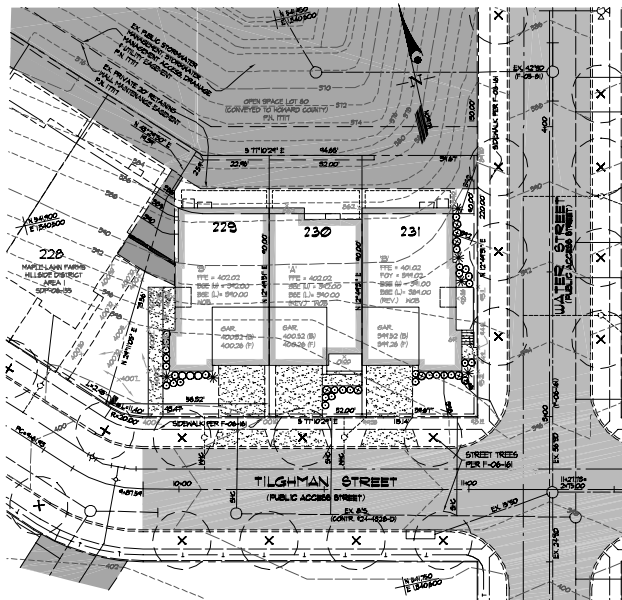
The Department of Planning and Zoning recommends that the Planning Board approve this SDP, subject to compliance with the SRC agency comments previously issued for SDP-08-11.



Marsha S. McLaughlin, Director
Department of Planning and Zoning

12/20/07

Date



RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE C)					
LOT NO.	REQUIRED PLANTINGS - SHRUBS IN FRONT YARD AT 1/4 OF LOT WIDTH AT BPL (SHADE TREES ARE NOT REQUIRED)	REQUIRED PLANTINGS - SHRUBS IN FRONT YARD AT 1/4 OF LOT WIDTH AT BPL (SHADE TREES ARE NOT REQUIRED)	REQUIRED PLANTINGS - SHRUBS IN FRONT YARD AT 1/4 OF LOT WIDTH AT BPL (SHADE TREES ARE NOT REQUIRED)	REQUIRED PLANTINGS - SHRUBS IN FRONT YARD AT 1/4 OF LOT WIDTH AT BPL (SHADE TREES ARE NOT REQUIRED)	REQUIRED PLANTINGS - SHRUBS IN FRONT YARD AT 1/4 OF LOT WIDTH AT BPL (SHADE TREES ARE NOT REQUIRED)
LOT NO.	SHRUBS REQUIRED	SHRUBS REQUIRED	SHRUBS REQUIRED	SHRUBS REQUIRED	SHRUBS REQUIRED
228	2	2	2	2	2
229	2	2	2	2	2
230	2	2	2	2	2
231	2	2	2	2	2
232	2	2	2	2	2
233	2	2	2	2	2
234	2	2	2	2	2
235	2	2	2	2	2
236	2	2	2	2	2
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304	2	2	2	2	2
305	2	2	2	2	2
306	2	2	2	2	2
307	2	2	2	2	2

LANDSCAPE SURETY PER LOT		
LOT NO.	PLANT QUANTITY	SURETY AMOUNT
228	2	\$1,000.00
229	2	\$1,000.00
230	2	\$1,000.00
231	2	\$1,000.00
232	2	\$1,000.00
233	2	\$1,000.00
234	2	\$1,000.00
235	2	\$1,000.00
236	2	\$1,000.00
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301	2	\$1,000.00
302	2	\$1,000.00
303	2	\$1,000.00
304	2	\$1,000.00
305	2	\$1,000.00
306	2	\$1,000.00
307	2	\$1,000.00
TOTAL	298	\$1,000.00

APPROVED
PLANNING BOARD OF HOWARD COUNTY

Date _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director _____ Date _____

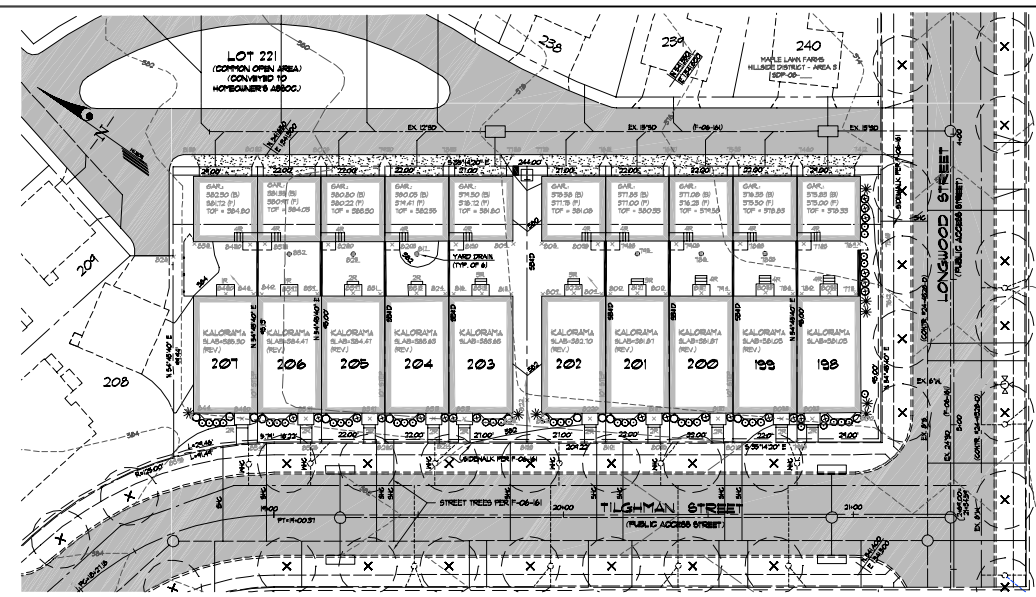
Chief, Division of Land Development _____ Date _____

Chief, Development Engineering Division _____ Date _____

THIS PLAN IS FOR PLANTING PURPOSES ONLY

GLWOUTSCHKE LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3309 NATIONAL DRIVE - SUITE 200 - BETHESDA OFFICE PARK
BETHESDA, MARYLAND 20814
TEL: 301-421-4024 FAX: 301-421-4024
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DATE	REVISION	BY	APP.



PREPARED FOR:
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
3309 NATIONAL DRIVE - SUITE 200 - BETHESDA OFFICE PARK
BETHESDA, MARYLAND 20814
TEL: 301-421-4024 FAX: 301-421-4024
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LANDSCAPE PLAN
MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 2 LOT Nos. 225-267, 269-287 and 229-231
SIPA RESIDENTIAL URB
PLAT Nos. 10044-0708 & 0808
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=20'	MXD-3	06013
DATE	TAX MAP - GRID	SHEET
OCT/07	41	6 OF 7